

# Unit 710 - 26 Edgewater

710 - 321 NE 26 St, Edgewater, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11562583
Status:	Active
Size:	815 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$475,000
List PPSF:	\$583
Valuated Price:	\$460,000
Valuated PPSF:	\$564

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

## Building Information

Number of units:	86
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

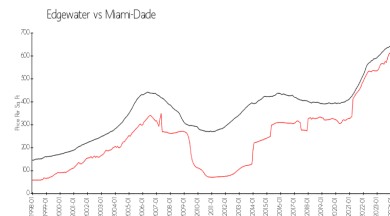
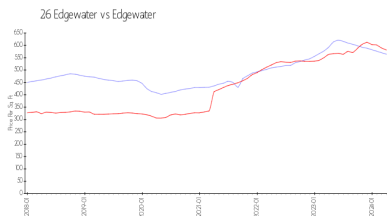
## Building Association Information

26 Edgewater Condominium  
 Address: 321 NE 26th St,  
 Miami, FL 33137  
 Phone: +1 305-602-0908

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
812	815 sq ft	Apr 2024	\$450,000	\$552
618	560 sq ft	Mar 2024	\$360,000	\$643
502	560 sq ft	Jan 2024	\$390,000	\$696
616	574 sq ft	Dec 2023	\$365,000	\$636
705	560 sq ft	Oct 2023	\$360,000	\$643

## Market Information



26 Edgewater: \$564/sq. ft.  
 Edgewater: \$581/sq. ft.

Edgewater: \$581/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

26 Edgewater	2%
Edgewater	4%
Miami-Dade	3%



## Avg. Time to Close Over Last 12 Months

26 Edgewater	57 days
Edgewater	88 days
Miami-Dade	81 days